

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 802774

ac



Your Bridge to a Better Community

BLDG ADDRESS 2482 McKean Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 1365
 TAX SCHEDULE NO. 2701-334-35-009 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Fountain Green Sub. TOTAL SQ. FT. OF EXISTING & PROPOSED 1365
 FILING 2 BLK 2 LOT 8 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER SKOTON CONSTRUCTION INC. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS P.O. Box 4247 USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE (970) 245-9008 DESCRIPTION OF WORK & INTENDED USE New Home
 (2) APPLICANT SKOTON CONSTRUCTION INC. TYPE OF HOME PROPOSED:
 (2) ADDRESS P.O. Box 4247 Site Built Manufactured Home (UBC)
 (2) TELEPHONE (970) 245-9008 Manufactured Home (HUD)
 Other (please specify) _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD Maximum coverage of lot by structures 45%
 SETBACKS: Front 15' from property line (PL) ^{20' garage} Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL Parking Reqmt 2
 Maximum Height 32' Special Conditions ltr from dic eng reqd
 CENSUS 9 TRAFFIC 4 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

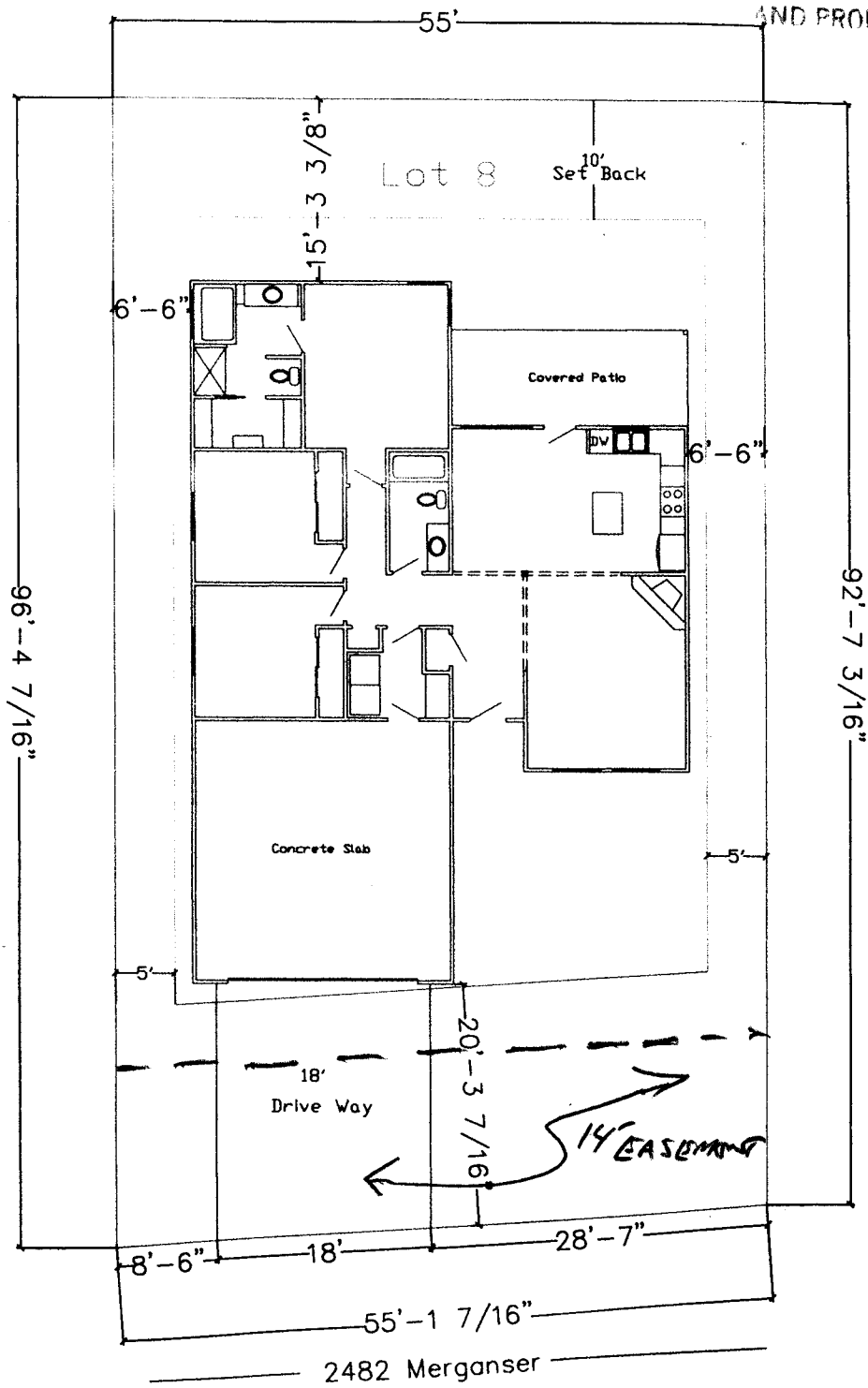
Applicant Signature [Signature] Date 10/16/02
 Department Approval [Signature] Date 10/22/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15410</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>10/22/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

10/22/02
ACCEPTED *C. Jay Nelson*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES



file
cc
10/17/02